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**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

*Promoting the wise use of land
Helping build great communities*

PLANNING COMMISSION

MEETING DATE July 28, 2005	CONTACT/PHONE Keith Miller 781-4374	APPLICANT Union Asphalt	FILE NO. DRC2004-00156
SUBJECT Request by Union Asphalt to allow the creation of a future building pad by filling an area previously excavated for sand and gravel, which will result in the disturbance of the entire 8.24 acre site, and will require approximately 89,000 cubic yards of fill. The proposed project is within the Industrial land use category and is located approximately 700 feet north of Volpi Ysabel Avenue, approximately 1,500 feet east of Ramada Drive, in the community of Templeton. The site is in the Salinas River planning area.			
RECOMMENDED ACTION 1. Adopt the Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. 2. Approve Conditional Use Permit DRC2004-00156 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
ENVIRONMENTAL DETERMINATION The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on July 7, 2005 for this project. Mitigation measures are proposed to address air quality, and geology and soils, and are included as conditions of approval.			
LAND USE CATEGORY Industrial	COMBINING DESIGNATION None	ASSESSOR PARCEL NUMBER 040-143-009	SUPERVISOR DISTRICT(S) 1
PLANNING AREA STANDARDS: None applicable			
EXISTING USES: Vacant, abandoned sand and gravel pit			
SURROUNDING LAND USE CATEGORIES AND USES: North: Agriculture/vineyard East: Agriculture/dry farmed South: Industrial/batch plant West: Industrial/batch plant			
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242			

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT:

The project was referred to: Templeton Community Advisory Group, Public Works, Environmental Health, RWQCB, Ag Commissioner, County Parks, CDF, Templeton Community Services District, APCD, City of Paso Robles

TOPOGRAPHY:

Flat to gently rolling

VEGETATION:

Ruderal, grasses, coyote brush

PROPOSED SERVICES:

Water supply: From neighboring property for dust control
Sewage Disposal: Community sewage disposal system
Fire Protection: CDF

ACCEPTANCE DATE:

February 28, 2005

PLANNING AREA STANDARDS: This use permit specifically considers reclamation of the abandoned quarry, and does not consider future construction. However, the LUO requires Minor Use Permit or Conditional Use Permit approval prior to any additional development of the property and therefore planning area standards and the Templeton Community Design Plan guidelines relating to landscaping, buffers, and other improvements will be required as conditions of approval at that time. In other words, *any* additional construction proposed on this parcel will require a land use permit and undergo environmental review.

STAFF COMMENTS: The applicant is proposing to reclaim the abandoned quarry with a combination of overburden from the Rocky Canyon Quarry, recycled concrete, and recycled asphalt. The material will be compacted to UBC specifications so that in the event that future development is proposed for the parcel, additional grading may be unnecessary. The applicant also operates the adjacent (south and west) asphalt and concrete batch plants. The batch plant location is also permitted as a concrete and asphalt recycling location, so it is anticipated that this will be the source of the recycled material. (See Transportation section of Negative Declaration for discussion of potential traffic impacts.)

A number of agencies were contacted regarding the use of construction debris (in this case recycled concrete and asphalt) as fill. They include the County Division of Environmental Health, the Regional Water Quality Control Board, and the State Integrated Waste Management Board (IWMB). Ultimately it was determined that the IWMB had authority over the project. The RWQCB does have regulatory authority over stormwater runoff generated from the project, and they are requiring that a Stormwater Pollution Prevention Plan be prepared.

The IWMB generally regulates large-scale engineered fill activities that use recycled material or debris. In this case, because the proposed fill material will be less than 2 inches in size, be composed of inert and/or fully cured, recycled concrete and asphalt, and occur in a period of less than two years, the project is excluded from IWMB notification and/or registration. (The project has been conditioned so that prior to final inspection of any subsequent grading permits, the engineer of record shall provide the Department of Planning and Building documentation that all material used in the fill operation met the above-mentioned criteria.) For more information see California Code of Regulations Title 14, Chapter 3 Section 17387-8.

COMMUNITY ADVISORY GROUP COMMENTS: TAAG was sent a referral, but did not comment on the project.

AGENCY REVIEW:

Public Works- Will require appropriately-sized retention-detention basins
Environmental Health – Noted that water tests on neighboring wells met local water quality standards
Ag Commissioner- Recommended dust control to protect neighboring vineyard
County Parks – No concerns
CDF – No comment
Templeton Community Services District – Requested City of Paso Robles be notified
APCD – Requiring dust control mitigation and exempted project from asbestos mitigation
RWQCB – Requires SWPPP

LEGAL LOT STATUS:

The lot was legally created by a recorded map at a time when that was a legal method of creating lots.

FINDINGS - EXHIBIT A

Environmental Determination

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on July 7, 2005 for this project. Mitigation measures are proposed to address air quality, and geology and soils, and are included as conditions of approval.

Conditional Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use does not satisfy all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the grading does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the grading/filling is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is temporary and is located on Volpi Ysabel, a local collector road constructed to a level able to handle any additional traffic associated with the project.

EXHIBIT B - CONDITIONS OF APPROVAL

Approved Development

1. This approval authorizes
 - a. The creation of a future building pad by filling an area previously excavated for sand and gravel, which will result in the disturbance of the entire 8.24 acre site, and will require approximately 89,000 cubic yards of fill.

Conditions required to be completed at the time of application for construction permits

2. **At the time of application for construction permits** plans submitted shall show all development consistent with the approved site plan.

Conditions to be completed prior to occupancy or final building inspection /establishment of the use

3. **Prior to final inspection**, the engineer of record for the project shall provide the Planning and Building Department with verification that all fill material consisted of "inert debris" or "fill" as defined by the California Integrated Waste Management Board. All asphalt used as fill shall be fully cured and concrete shall be uncontaminated.
4. All fill material shall be reduced to 2" or less in size and the project shall conclude in less than two years.
5. **Prior to final inspection** all disturbed areas shall be revegetated with a fast-growing, native seed mix.

On-going conditions of approval (valid for the life of the project)

6. The following measures shall be included on all construction plans and implemented during construction:
 - a. Reduce the amount of the disturbed area where possible;
 - b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible;
 - c. All dirt stock-pile areas should be sprayed daily as needed;
 - d. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast-germinating native grass seed and watered until vegetation is established;
 - e. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;
 - f. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used;

- g. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
 - h. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114;
 - i. Install wheel washers where vehicles enter and exit unpaved roads and streets, or wash off trucks and equipment leaving the site.
7. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
8. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.

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COUNTY OF SAN LUIS OBISPO

FOR OFFICIAL USE ONLY (KM)

MITIGATED NEGATIVE DECLARATION & NOTICE OF DETERMINATION

ENVIRONMENTAL DETERMINATION NO. ED04-425

DATE: 7/7/05

PROJECT/ENTITLEMENT: Union Asphalt Conditional Use Permit DRC2004-00156

APPLICANT NAME: Union Asphalt, Inc.

ADDRESS: P.O. Box 1280, Santa Maria, CA, 9345

CONTACT PERSON: Bob Kober

Telephone: 922-3551

PROPOSED USES/INTENT: Request by Union Asphalt to allow the creation of a future building pad by filling an area previously excavated for sand and gravel, which will result in the disturbance of the entire 8.24 acre site, and will require approximately 89,000 cubic yards of fill.

LOCATION: The proposed project is within the Industrial land use category and is located approximately 700 feet north Volpi Ysabel Avenue, approximately 1,500 feet east of Ramada Drive, in the community of Templeton. The site is in the Salinas River planning area.

LEAD AGENCY: County of San Luis Obispo Department of Planning & Building
County Government Center, Rm. 310
San Luis Obispo, CA 93408-2040

OTHER POTENTIAL PERMITTING AGENCIES: Regional Water Quality Control Board

ADDITIONAL INFORMATION: Additional information pertaining to this environmental determination may be obtained by contacting the above Lead Agency address or (805) 781-5600.

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT5 p.m. on July 21, 2005

20-DAY PUBLIC REVIEW PERIOD begins at the time of public notification

Notice of Determination

State Clearinghouse No. _____

This is to advise that the San Luis Obispo County _____ as ☐ Lead Agency
☐ Responsible Agency approved/denied the above described project on _____, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at:

Department of Planning and Building, County of San Luis Obispo,
County Government Center, Room 310, San Luis Obispo, CA 93408-2040

Keith Miller

County of San Luis Obispo

Signature

Project Manager Name

Date

Public Agency

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California Department of Fish and Game
CERTIFICATE OF FEE EXEMPTION
De Minimis Impact Finding

PROJECT TITLE & NUMBER: Union Asphalt / DRC2004-00156

Project Applicant

Name: Union Asphalt
Address: P.O. Box 1280
City, State, Zip Code: Santa Maria, CA, 93456
Telephone #: 922-3551

PROJECT DESCRIPTION/LOCATION: See attached Notice of Determination

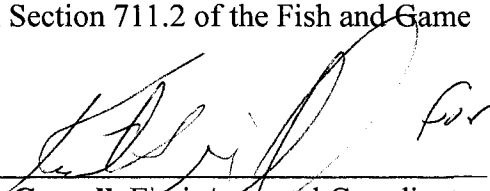
FINDINGS OF EXEMPTION:

There is no evidence before this agency that the proposed project has the potential for adverse effect on wildlife resources for one or more of the following reason(s):

- ☐ () The project is located in an urbanized area that does not contain substantial fish or wildlife resources or their habitat.
- ☒ (X) The project is located in a highly disturbed area that does not contain substantial fish or wildlife resources or their habitat.
- ☐ () The project is of a limited size and scope and is not located in close proximity to significant wildlife habitat.
- ☐ () The applicable filing fees have/will be collected at the time of issuance of other County approvals for this project. Reference Document Name and No. ____ .
- ☐ () Other: ____

CERTIFICATION:

I hereby certify that the lead agency has made the above findings of fact and that, based upon the initial study and the hearing record, the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.



Ellen Carroll, Environmental Coordinator
County of San Luis Obispo

Date: 6/29/05

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**COUNTY OF SAN LUIS OBISPO
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST**

Project Title & No. Union Asphalt Conditional Use Permit ED04-425; DRC2004-00156

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

<input type="checkbox"/> Aesthetics	<input checked="" type="checkbox"/> Geology and Soils	<input type="checkbox"/> Recreation
<input checked="" type="checkbox"/> Agricultural Resources	<input type="checkbox"/> Hazards/Hazardous Materials	<input type="checkbox"/> Transportation/Circulation
<input checked="" type="checkbox"/> Air Quality	<input type="checkbox"/> Noise	<input type="checkbox"/> Wastewater
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Population/Housing	<input type="checkbox"/> Water
<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Public Services/Utilities	<input type="checkbox"/> Land Use

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Keith Miller
Prepared by (Print)

Signature

6/29/05
Date

Steve McMasters
Reviewed by (Print)

Signature

Ellen Carroll,
Environmental Coordinator
(for)

6/29/05
Date

Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 310, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: Request by Union Asphalt to allow the creation of a future building pad by filling an area previously excavated for sand and gravel, which will result in the disturbance of the entire 8.24 acre site, and will require approximately 89,000 cubic yards of fill. The proposed project is within the Industrial land use category and is located approximately 700 feet north of Volpi Ysabe Avenue, approximately 1,500 feet east of Ramada Drive, in the community of Templeton. The site is in the Salinas River planning area.

ASSESSOR PARCEL NUMBER(S): 040-143-009

SUPERVISORIAL DISTRICT # 1

B. EXISTING SETTING

PLANNING AREA: Salinas River, Templeton

LAND USE CATEGORY: Industrial

COMBINING DESIGNATION(S): None

EXISTING USES: Vacant Former gravel pit

TOPOGRAPHY: Nearly level to gently sloping

VEGETATION: Ruderal

PARCEL SIZE: 8.24 acres

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Agriculture; Vineyard	<i>East:</i> Agriculture; Dry farmed
<i>South:</i> Industrial; concrete and asphalt batch plant	<i>West:</i> Industrial; batch plant

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant

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environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

1. AESTHETICS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Create an aesthetically incompatible site open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Introduce a use within a scenic view open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the visual character of an area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Create glare or night lighting, which may affect surrounding areas?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Impact unique geological or physical features?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The area is dominated by industrial uses to the south and west, and agriculture to the north and east. The project will be partially visible from Volpi Ysabel.

Impact. The project will result in a grass covered building pad. No structures are proposed. No significant visual impacts are expected to occur. Any future development of the parcel will require Minor Use Permit approval and a project specific visual analysis could occur.

Mitigation/Conclusion. No mitigation measures are necessary.

2. AGRICULTURAL RESOURCES - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Convert prime agricultural land to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) <i>Impair agricultural use of other property or result in conversion to other uses?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Conflict with existing zoning or Williamson Act program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Setting. The soil types include: (inland)

Still gravelly loam (0-2%)

As described in the Natural Resource Conservation Service Soil Survey, the "non-irrigated" soil class is "not applicable" to "IV", and the "irrigated soil class is "not applicable" to "II"

All native soils have been removed from this property during previous mining activity. The project is located in an industrial zone although it borders an agricultural zone on the north (vineyard) and east (dry farmed grain). A project referral was sent to the Agricultural Commissioner.

Impact. The project has the potential to create dust that may effect neighboring agricultural activities. It is expected that standard dust control measures required by the Air Pollution Control District will mitigate any potentially significant agricultural impacts to a less than significant level (Isensee, personal communication).

Mitigation/Conclusion. See Air Quality section below.

3. AIR QUALITY - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be inconsistent with the District's Clean Air Plan?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The Air Pollution Control District (APCD) has developed the CEQA Air Quality Handbook to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD).

Impact. As proposed, the project will result in the disturbance of approximately 8.24 acres. The APCD reviewed the project and determined that it will exceed the PM10 (fugitive dust) quarterly threshold. The project will not, however, exceed emission thresholds.

Mitigation/Conclusion. Dust control mitigations include, but are not limited to, spraying stockpiles, revegetating after disturbance concludes, and maintaining two feet of freeboard in all trucks hauling material (see Exhibit B).

4. BIOLOGICAL RESOURCES - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a loss of unique or special status species or their habitats?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Introduce barriers to movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The following habitats were observed on the proposed project: Grasses/shrubs Based on the latest California Diversity database and other biological references, the following species or sensitive habitats were identified:

Plants: None ; Located about .50 miles east are Least Bell's Vireo and Willow Flycatcher.

Wildlife: None; Located about .50 miles from parcel is San Joaquin Kit Fox (*Vulpes Macrotis mutica*).

Habitats: None ; Located about .25 miles east is Riparian Forest/Riparian Scrub with a very high sensitivity and Mixed Oak Woodland with a high sensitivity.

The parcel was formally mined and was never properly reclaimed. Some debris has accumulated in the bottom of the excavated area. Coyote bush has reestablished itself on the northern end of the parcel. Plants on the rest of the site include nonnative grasses and noxious weeds. The project is separated from Salinas River riparian vegetation by the railroad right-of-way, and the adjacent parcel, which is currently used for agricultural production. Due to the gravelly nature of the soils water percolates quickly and therefore has not ponded on site.

Impact. The project site does not support any sensitive native vegetation, significant wildlife habitats, or special status species. The parcel will be reseeded with grasses after grading is complete.

Mitigation/Conclusion. No significant biological impacts are expected to occur, and no mitigation measures are necessary.

5. CULTURAL RESOURCES - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Disturb pre-historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

5. CULTURAL RESOURCES - *Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) <i>Disturb paleontological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is located in an area historically occupied by the Obispeno Chumash and Salinan. No historic structures are present and no paleontological resources are known to exist in the area.

Impact. The project is located in an area that would be considered culturally sensitive due to its proximity to the Salinas River. However, the parcel has been excavated as deep as 20 feet in some places. Any cultural resources that may have existed on the property would have been removed. No evidence of cultural materials was noted on the property. There are no structures present on the property and no excavation will occur in bedrock, therefore impacts to historical or paleontological resources are not expected.

Mitigation/Conclusion. No significant cultural resource impacts are expected to occur, and no mitigation measures are necessary

6. GEOLOGY AND SOILS - *Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be within a CA Dept. of Mines & Geology Earthquake Fault Zone (formerly Alquist-Priolo)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. GEOLOGY AND SOILS -

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. GEOLOGY - The topography of the project is nearly level. The area proposed for development is outside of the Geologic Study Area designation. The landslide risk potential is considered low. The liquefaction potential during a ground-shaking event is considered low to high.

Active faulting is known to exist on or near the subject property (approximately .50 miles east). The project is not within a known area containing serpentine or ultramafic rock or soils.

Any project within the Geologic Study area designation or within a high liquefaction area is subject to the preparation of a geological report per the County's Land Use Ordinance (LUO) section 22.14.070 (c) to evaluate the area's geological stability relating to the proposed use.

DRAINAGE – The area proposed for development is outside (about .20 miles west) the 100-year Flood Hazard designation. The closest creek (Salinas River) from the proposed development is approximately .10 miles east. As described in the Natural Resource Conservation Service Soil Survey, the soil is considered moderately to well drained. For areas where drainage is identified as a potential issue, the LUO (Sec. 22.52.080) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

SEDIMENTATION AND EROSION - The soil types include: (inland) Pits (n/a)
Still gravelly loam (0-2%) (coastal)

As described in the NRCS Soil Survey, the soil surface is considered to have moderate to high erodibility, and unknown to low shrink-swell characteristics.

When highly erosive conditions exist, a sedimentation and erosion control plan is required (LUO Sec. 22.52.090) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension that monitors this program.

As proposed, the project will result in the disturbance of approximately 8.24 acres. Currently any water that falls on the parcel collects in the bottom of the excavation and percolates below grade relatively quickly.

Impact. Because the proposed project will fill the excavated area, the onsite drainage will be altered. The applicant is proposing to utilize a retention basin to handle runoff. The area is considered to have a high potential for liquefaction. Typically mitigation for sites prone to liquefaction include over-excavating the project site and recompacting the material in preparation for construction (Rosenberg, personal communication). In this case the "over-excavation" occurred during previous mining activities and the project includes compacting the fill to engineering specifications, therefore the potential impacts from liquefaction will be mitigated during construction.

Mitigation/Conclusion. There is no evidence that measures above what will already be required by ordinance or codes are needed.

7. HAZARDS & HAZARDOUS MATERIALS - *Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Interfere with an emergency response or evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to safety risk associated with airport flight pattern?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Increase fire hazard risk or expose people or structures to high fire hazard conditions?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Create any other health hazard or potential hazard?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is not located in an area of known hazardous material contamination. The project is not within a high severity risk area for fire. The project is not within the Airport Review area.

Impact. The project does not propose the use of hazardous materials. The project does not present a significant fire safety risk. The project is not expected to conflict with any regional evacuation plan.

Mitigation/Conclusion. No significant impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures are necessary.

8. NOISE - *Will the project:*

Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
-------------------------	--------------------------------	----------------------	----------------

1-17

8. NOISE - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Expose people to noise levels that exceed the County Noise Element thresholds?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Generate increases in the ambient noise levels for adjoining areas?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to severe noise or vibration?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is located within an industrial zone. Noise levels are already high due to the neighboring activities (concrete and asphalt batch plant, railroad, recycling center). Noise generated from this project will be temporary and relate to grading activities. Grading can occur from 7a.m. to 7 p.m. Monday through Friday and 8a.m. to 5p.m. Saturday and Sunday. There are two residences within a quarter mile of the project.

Impact. Because Volpi Ysabel is the location of numerous industrial facilities noise from truck traffic and other activities is already high. The project is not expected to significantly increase ambient noise levels in the area, nor conflict with the surrounding uses.

Mitigation/Conclusion. No significant noise impacts are anticipated, and no mitigation measures are necessary.

9. POPULATION/HOUSING - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Use substantial amount of fuel or energy?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting In its efforts to provide for affordable housing, the county currently administers the Home Investment Partnerships (HOME) Program and the Community Development Block Grant (CDBG) program, which provides limited financing to projects relating to affordable housing throughout the county.

Impact. The project will not result in a need for a significant amount of new housing, and will not displace existing housing.

Mitigation/Conclusion. No significant population and housing impacts are anticipated, and no mitigation measures are necessary.

10. PUBLIC SERVICES/UTILITIES - <i>Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Fire protection?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Police protection (e.g., Sheriff, CHP)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Schools?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Roads?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Solid Wastes?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other public facilities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project area is served by the County Sheriff's Department and CDF/County Fire as the primary emergency responders. The closest CDF (Paso Robles-FFS) fire station is approximately .25 miles to the west. The closest Sheriff substation is in Templeton, which is approximately 2.5 miles from the proposed project. The project is located in the Templeton Unified School District.

Impact. The project's direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place.

Mitigation/Conclusion. Public facility (county) fee programs have been adopted to address the project's direct and cumulative impacts, and will reduce the impacts to less than significant levels.

11. RECREATION - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase the use or demand for parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Affect the access to trails, parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

1-19

11. RECREATION - Will the project:

Potentially
Significant

Impact can
& will be
mitigated

Insignificant
Impact

Not
Applicable

c) Other _____

☐
☐
☐
☐

Setting. The County Trails Plan shows that a potential trail does go through the proposed project.

Mitigation/Conclusion. The project was referred to the Parks and Recreation Division. The Salinas River Trail is tentatively proposed for parcels adjacent to the river. The project is proposed for a parcel to the west of the proposed trail, and more importantly, west of the railroad tracks. Therefore no significant impacts are anticipated (DiLeo, personal communication).

12. TRANSPORTATION/ CIRCULATION - Will the project:

Potentially
Significant

Impact can
& will be
mitigated

Insignificant
Impact

Not
Applicable

a) Increase vehicle trips to local or areawide circulation system?

☐
☐
☒
☐

b) Reduce existing "Levels of Service" on public roadway(s)?

☐
☐
☒
☐

c) Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?

☐
☐
☒
☐

d) Provide for adequate emergency access?

☐
☐
☒
☐

e) Result in inadequate parking capacity?

☐
☐
☒
☐

f) Result in inadequate internal traffic circulation?

☐
☐
☒
☐

g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?

☐
☐
☒
☐

h) Result in a change in air traffic patterns that may result in substantial safety risks?

☐
☐
☒
☐

i) Other: _____

☐
☐
☐
☐

Setting. Future development will access onto the following public road(s): Volpi Ysabel, Ramada, and Highway 101. The identified roadways are operating at acceptable levels. Referrals were sent to Public Works. No significant traffic-related concerns were identified.

Impact. The proposed project is estimated to generate between 20 and 40 round trips per day, based

1-20

on a construction schedule of 6-12 months. A significant portion of the material used as fill is expected to be overburden excavated from Rocky Canyon Quarry, and therefore many of the trips for this project will originate there. Other trips will be originating from neighboring parcels on Volpi Ysabel, where concrete and asphalt recycling already occurs.

Mitigation/Conclusion. Trips from Rocky Canyon Quarry are already limited by previous land use permit approvals and therefore will not increase as a result of this project. In addition, because of the existence of the concrete and asphalt batch plants, and the recycling centers, loads of concrete aggregate and construction debris are already arriving at sites on Volpi Ysabel. Therefore no significant traffic impacts are expected, and no mitigation measures are necessary.

13. WASTEWATER - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Adversely affect community wastewater service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The City of Paso Robles provides wastewater services to this area. A referral was sent to the City.

Mitigation/Conclusion. The project will not generate wastewater and therefore not have a significant impact on wastewater. Future uses at the project site would rely on the City of Paso Robles for wastewater services.

14. WATER - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any water quality standards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

1-21

14. WATER - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
d) <i>Change the quantity or movement of available surface or ground water?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Adversely affect community water service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Conclusion. The project proposes to use neighboring water sources for dust control and compaction. Well data for that well was reviewed by Environmental Health and it has been determined that there is sufficient water available to serve the proposed project. Based on available information, the proposed water source for construction is not known to have any significant availability or quality problems.

The topography of the project is nearly level. The closest creek from the proposed development is approximately .10 miles away. As described in the NRCS Soil Survey, the soil surface is considered to have moderate to higher erodibility.

Standard drainage and erosion control measures will be required for the proposed project and will provide sufficient measures to adequately protect surface water quality.

The Regional Water Quality Control Board (RWQCB) was contacted regarding this project. It was determined that if the material was inert debris it would be potentially subject to Integrated Waste Management Authority (IWMA) regulations – no RWQCB regulations, other than stormwater, are applicable (S. Marks, personal communication).

15. LAND USE - Will the project:

	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) <i>Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be potentially inconsistent with any habitat or community conservation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be potentially incompatible with surrounding land uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

1-22

15. LAND USE - Will the project:

Inconsistent

Potentially
Inconsistent

Consistent

Not
Applicable

e) Other: _____

☐
☐
☐
☐

Setting/Impact. Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, Local Coastal Plan, etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., CDF for Fire Code, APCD for Clean Air Plan, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used).

The project is not within or adjacent to a Habitat Conservation Plan area. The project is consistent or compatible with the surrounding uses as summarized on page 2 of this Initial Study.

Mitigation/Conclusion. No inconsistencies were identified and therefore no additional measures above what will already be required was determined necessary.

16. MANDATORY FINDINGS OF SIGNIFICANCE - Will the project:

Potentially
Significant

Impact can
& will be
mitigated

Insignificant
Impact

Not
Applicable

a) *Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*

☐
☐
☒
☐

b) *Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)*

☐
☒
☐
☐

c) *Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

☐
☒
☐
☐

For further information on CEQA or the county's environmental review process, please visit the County's web site at "www.sloplanning.org" under "Environmental Review", or the California Environmental Resources Evaluation System at "http://ceres.ca.gov/topic/env_law/ ceqa/ guidelines/" for information about the California Environmental Quality Act.

Exhibit A - Initial Study References and Agency Contacts

The County Planning or Environmental Division have contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an ☒) and when a response was made, it is either attached or in the application file:

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<input checked="" type="checkbox"/>	County Public Works Department	In File**
<input checked="" type="checkbox"/>	County Environmental Health Division	Reviewed and "approved" water quality and quantity data
<input checked="" type="checkbox"/>	County Agricultural Commissioner's Office	Requested dust control
<input type="checkbox"/>	County Airport Manager	Not Applicable
<input type="checkbox"/>	Airport Land Use Commission	Not Applicable
<input checked="" type="checkbox"/>	Air Pollution Control District	Attached
<input type="checkbox"/>	County Sheriff's Department	Not Applicable
<input checked="" type="checkbox"/>	Regional Water Quality Control Board	SWPPP req'd
<input type="checkbox"/>	CA Coastal Commission	Not Applicable
<input type="checkbox"/>	CA Department of Fish and Game	Not Applicable
<input checked="" type="checkbox"/>	CA Department of Forestry	In File**
<input type="checkbox"/>	CA Department of Transportation	Not Applicable
<input checked="" type="checkbox"/>	Templeton Community Service District	In File**
<input checked="" type="checkbox"/>	Other <u>City of Paso Robles</u>	None
<input type="checkbox"/>	Other _____	Not Applicable

** "No comment" or "No concerns"-type responses are usually not attached

The following checked ("☒") reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

- | | |
|--|--|
| <input checked="" type="checkbox"/> Project File for the Subject Application | <input type="checkbox"/> Solid Waste Management Plan |
|--|--|
- County documents
- ☐ Airport Land Use Plans
 - ☒ Annual Resource Summary Report
 - ☐ Building and Construction Ordinance
 - ☐ Coastal Policies
 - ☒ Framework for Planning (Coastal & Inland)
 - ☒ General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include:
 - ☒ Agriculture & Open Space Element
 - ☒ Energy Element
 - ☒ Environment Plan (Conservation, Historic and Esthetic Elements)
 - ☒ Housing Element
 - ☒ Noise Element
 - ☐ Parks & Recreation Element
 - ☒ Safety Element
 - ☒ Land Use Ordinance
 - ☐ Real Property Division Ordinance
 - ☒ Trails Plan

1-24

- | | |
|--|--|
| <input type="checkbox"/> Area Plan
and Update EIR | <input checked="" type="checkbox"/> Flood Hazard Maps |
| <input type="checkbox"/> Circulation Study | <input checked="" type="checkbox"/> Natural Resources Conservation
Service Soil Survey for SLO County |
| <u>Other documents</u> | <input checked="" type="checkbox"/> Regional Transportation Plan |
| <input checked="" type="checkbox"/> Archaeological Resources Map | <input checked="" type="checkbox"/> Uniform Fire Code |
| <input checked="" type="checkbox"/> Area of Critical Concerns Map | <input checked="" type="checkbox"/> Water Quality Control Plan (Central
Coast Basin – Region 3) |
| <input checked="" type="checkbox"/> Areas of Special Biological
Importance Map | <input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat,
streams, contours, etc.) |
| <input checked="" type="checkbox"/> California Natural Species Diversity
Database | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> Clean Air Plan | |
| <input checked="" type="checkbox"/> Fire Hazard Severity Map | |

In addition, the following project specific information and/or reference materials have been considered as a part of the Initial Study:

Creek Environmental Laboratories Report of Analytical Results – Paso Batch; 3/14/02

Exhibit B - Mitigation Summary Table

AQ-1 The following measures shall be included on all construction plans and implemented during construction:

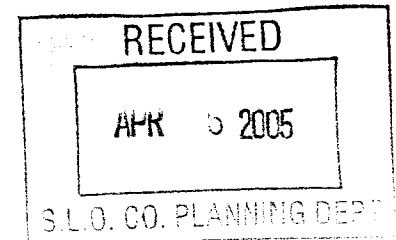
1. Reduce the amount of the disturbed area where possible;
2. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible;
3. All dirt stock-pile areas should be sprayed daily as needed;
4. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast-germinating native grass seed and watered until vegetation is established;
5. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;
6. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used;
7. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
8. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114;
9. Install wheel washers where vehicles enter and exit unpaved roads and streets, or wash off trucks and equipment leaving the site.
10. **Prior to final inspection** all disturbed areas shall be revegetated with a fast-growing, native seed mix.

GS-1

11. **Prior to final inspection**, the engineer of record for the project shall provide the Planning and Building Department with verification that all fill material consisted of "inert debris" or "fill" as defined by the California Integrated Waste Management Board. All asphalt used as fill shall be fully cured and concrete shall be uncontaminated.
12. All fill material shall be reduced to 2" or less in size and the project shall conclude in less than two years.



1-26
AIR POLLUTION
CONTROL DISTRICT
COUNTY OF SAN LUIS OBISPO



DATE: April 5, 2005

TO: Keith Miller
San Luis Obispo County Department of Planning and Building

FROM: Andy Mutziger *AM*
San Luis Obispo County Air Pollution Control District

SUBJECT: Union Asphalt Land Reclamation Project (DRC 2004-00156)

Thank you for including the APCD in the environmental review process. We have completed our review of the proposed reclamation project located in the lot north of the Union Asphalt Ready Mix Concrete Plant, 444 Volpi Ysabel Street, Templeton. The proposed project would reclaim an old mining area using trucks to haul fill material to the site. The material would come from construction sites and other locations within San Luis Obispo County. Mr. Bob Kober of Union Asphalt has noted that the material will likely be composed of concrete and asphalt construction debris, decomposed granite, sand, and some material from their neighboring concrete batch plant. *The following are APCD comments that are pertinent to this project.*

GENERAL COMMENTS:

As a commenting agency in the California Environmental Quality Act (CEQA) review process for a project, the APCD assesses air pollution impacts from both the construction and operational phases of a project, with separate significant thresholds for each. **Please address the action items contained in this letter that are highlighted by bold and underlined text.**

CONSTRUCTION PHASE MITIGATION:

Fugitive Dust

Construction activities can generate fugitive dust, which could be a nuisance to local residents and businesses in close proximity to the proposed construction site. Dust complaints could result in a violation of the APCD's 402 "Nuisance" Rule. Any project with a grading area greater than 4.0 acres exceeds the APCD's PM10 quarterly threshold. **This project exceeds this threshold and shall be conditioned to comply with all applicable Air Pollution Control District regulations pertaining to the control of fugitive dust (PM10) as contained in section 6.5 of the Air Quality Handbook. All site grading and demolition plans noted shall list the following regulations:**

- a. Reduce the amount of the disturbed area where possible,
- b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible,
- c. All dirt stock pile areas should be sprayed daily as needed,
- d. Permanent dust control measures identified in the approved project revegetation and

Union Asphalt Land Reclamation Project

April 5, 2005

Page 2 of 3

- e. landscape plans should be implemented as soon as possible following completion of any soil disturbing activities,
- f. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating native grass seed and watered until vegetation is established,
- g. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD,
- h. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used,
- i. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site,
- j. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114,
- k. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site, and
- l. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.

All PM10 mitigation measures required should be shown on grading and building plans. In addition, the contractor or builder should designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. **The name and telephone number of such persons shall be provided to the APCD prior to land use clearance for map recordation and finished grading of the area.**

Naturally Occurring Asbestos

The project site is located in a candidate area for Naturally Occurring Asbestos (NOA), which has been identified as a toxic air contaminant by the California Air Resources Board (ARB). Under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, **prior to any grading activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if NOA is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the District (see Attachment 1). If NOA is found at the site the applicant must comply with all requirements outlined in the Asbestos ATCM.** This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. Please refer to the APCD web page at <http://www.slocleanair.org/business/asbestos.asp> for more information or contact Karen Brooks of our Enforcement Division at 781-5912.

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Union Asphalt Land Reclamation Project
April 5, 2005
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Trucking Combustion Emissions:

The APCD staff considered the project trucking emission impacts by running the URBEMIS2002 computer model, a tool for estimating vehicle travel, fuel use and the resulting emissions related to this project's operations. The assumptions used in this estimation included the estimated time (6 to 12 months) and truck trips (43 to 86 trips per day) needed to bring 88,650 cubic yards of material to fill the site. The simulation indicated that trucking emissions impacts will likely be less than the APCD's CEQA construction mitigation threshold value of 2.5 tons of emissions per quarter. Therefore, APCD is not requiring combustion emission mitigation for this project.

Again, thank you for the opportunity to comment on this proposal. If you have any questions or comments, or if you would like to receive an electronic version of this letter, feel free to contact me at 781-5912.

AJM/sll

cc: Karen Brooks, APCD Enforcement Division
Applicant: Bob Kober, Union Asphalt, Inc.

Attachment

h:\o\is\plan\response\2173-3.doc

DATE: June 1, 2005

**DEVELOPER'S STATEMENT for the Union Asphalt
Conditional Use Permit (DRC2004-00156)**

The applicant agrees to incorporate the following measures into the project. These measures become a part of the project description and therefore become a part of the record of action upon which the environmental determination is based. All construction/grading activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

Note: The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.

Air Quality

The following measures shall be included on all construction plans and implemented during construction:

- Reduce the amount of the disturbed area where possible;
- Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible;
- All dirt stock-pile areas should be sprayed daily as needed;
- Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast-germinating native grass seed and watered until vegetation is established;
- All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;
- All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used;

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- Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
 - All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114;
 - Install wheel washers where vehicles enter and exit unpaved roads and streets, or wash off trucks and equipment leaving the site.
 - **Prior to final inspection** all disturbed areas shall be revegetated with a fast-growing, native seed mix.

Geology and Soils

- **Prior to final inspection**, the engineer of record for the project shall provide the Planning and Building Department with verification that all fill material consisted of "inert debris" or "fill" as defined by the California Integrated Waste Management Board. All asphalt used as fill shall be fully cured and concrete shall be uncontaminated.
- All fill material shall be reduced to 2" or less in size and the project shall conclude in less than two years.

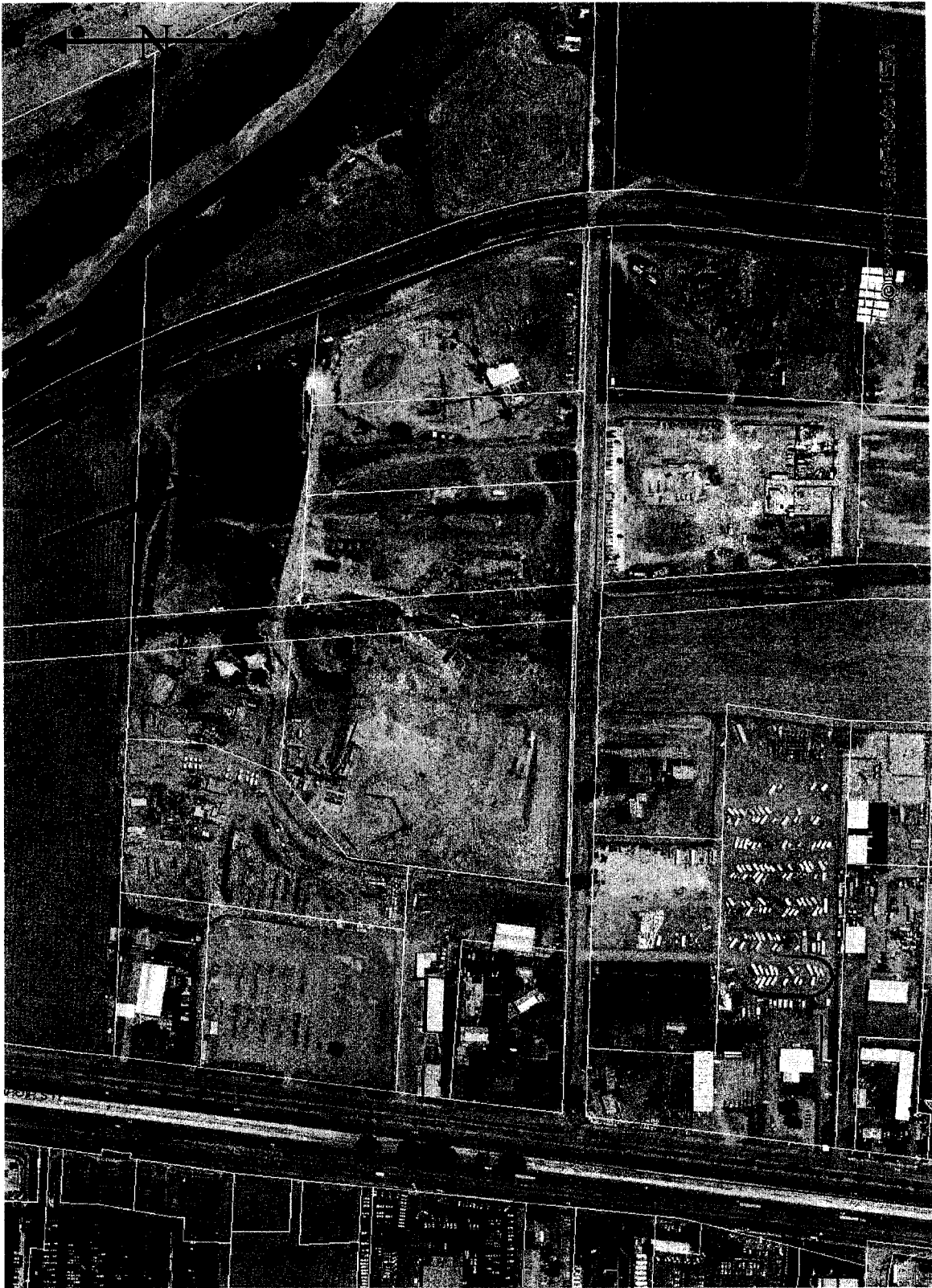
The applicant understands that any changes made to the project subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.

Andy Hermreck
Signature of Owner

6-6-05
Date

Andy Hermreck
Name (Print)

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PROJECT

Union Asphalt CUP
(DRC2004-00156)



EXHIBIT

Exhibit A
Vicinity Map



Union Asphalt CUP
(DRC2004-00156)



Exhibit B Site Plan